

**MINUTES  
TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
November 11, 2014  
Town Hall, 112 Confederate Street  
4:30 PM**

Present: Chairman Louis Roman, Chip Heemsoth, Atalie Zimmerman, Scott Couchenour,  
Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Carolyn Blair, Melissa White, Dan Dodd

Guests: Chris Wolfe, Pam Bright, Lynn Blackwell, Katie Henson, Kimberly Starnes

Chairman Roman called the meeting to order at 4:36 pm and welcomed everyone in attendance.

Planning Director Cronin stated that he had heard from Ms. Blair, Ms. White, and Mr. Dodd in advance of the meeting. Ms. Blair had suffered an injury and would be unable to attend the meeting. Ms. White and Mr. Dodd had scheduling conflicts and would also be unable to attend.

**APPROVAL OF MINUTES**

Mr. Heemsoth made a motion to approve the minutes from the August 12, 2014, meeting as presented, with a second by Mr. Couchenour. The minutes were approved by a vote of 4-0.

**NEW BUSINESS**

1. **Request for Certificate of Appropriateness: 301 Tom Hall Street (Unity Presbyterian Church)**: Chairman Roman provided a brief overview of the request, the purpose of which was to demolish the Manse located on the Unity Presbyterian Church campus. Mr. Wolfe, representing the church, presented a summary of the inspection report completed for the building. The inspection outlined numerous structural and mechanical deficiencies that would need to be addressed should the building remain. Mr. Wolfe noted that the cost to rehabilitate the building significantly outweighed any benefit to the church and, therefore, they would like to move forward with demolition of the Manse. Chairman Roman asked if anything historic had occurred within the building. Mr. Wolfe stated that he was unaware of any historically significant events which took place in the building. Mr. Heemsoth noted that the building was always a house/parsonage. Planning Director Cronin noted that the building was listed on the church's National Register of Historic Places application. According to the application form, the Manse had been constructed in the 1920's. Planning Director Cronin then provided an overview of the Town's historic preservation ordinance, which requires Historic Review Board approval for any exterior modification and/or demolition to any building listed on the National Register of Historic Places, or within any locally designated historic district. Mr. Couchenour made a motion to approve the certificate of appropriateness so as to allow the demolition of the Manse, as requested, due

to the Board's finding of no historic value in the building. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 4-0.

2. **Request for Certificate of Appropriateness: 345 N. White Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to install a freestanding Little Free Library structure within Walter Y. Elisha Park. Ms. Starnes, representing the Town of Fort Mill, provided a presentation outlining the specifications and proposed location of the structure. Mr. Heemsoth asked about the material of the structure, to which Ms. Starnes noted that it would be made of solid wood with a glass window. The unit was proposed to painted white and red, and would include a strawberry theme. Ms. Zimmerman noted that the Little Free Library is a great idea and mentioned the Town should place the Little Free Library on the register. Mr. Heemsoth made a motion to approve the certificate of appropriateness to allow the installation of a Little Free Library in Walter Y. Elisha Park, as presented in the application. Ms. Zimmerman seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 4-0.
3. **Request for Certificate of Appropriateness: 124 Main Street:** Chairman Roman provided a brief overview of the request, the purpose of which was to rehabilitate the exterior of 124 Main Street, which most recently served as the office for the Fort Mill Times. Ms. Henson, representing the property owner GDK Partners, provided a PowerPoint presentation on the proposed modifications to the exterior of the property. Ms. Blackwell of Main & Gray provided design-related input during subsequent discussions. The Board noted concerns with an exterior handicap ramp located along Confederate Street. Planning Director Cronin noted that any modification onto the sidewalk of Confederate Street would require an encroachment permit from SCDOT. Mr. Couchenour questioned whether the mural painted on the Confederate Street façade would be painted over, noting that he would prefer to contact Ms. Stewart, the artist, prior to any modification related to altering or removing the mural. Ms. Henson noted that a few of the specific modifications relating to color, signage, handicap access, etc. would need to go before the Historic Review Board at a later date when designs for those improvements had been finalized. Mr. Couchenour made a motion to approve the certificate of appropriateness for following exterior modifications:
  - The building may be repainted using gray with white trim (a non-identical gray of the same family may also be permitted), provided the mural on the Confederate Street side may not be painted over without subsequent approval by the HRB;
  - The existing awnings may be replaced with new solid-colored or black and white striped awnings, with scalloped bottoms;
  - The existing windows may be replaced with new insulated windows and the original transoms may be re-exposed, provided historically appropriate details and ornamentation are maintained for all windows and transoms;
  - Existing lighting fixtures may be replaced with new metal fixtures in the style proposed by the applicant;

- The plywood paneling on the front façade may be removed and replaced with an appropriate brick or brick veneer (painted white to match);
- The existing doorway on the Confederate Street side may be widened to 3'; and
- The existing door on the Confederate Street side may be replaced with a glass panel door, painted black to match the front doors.

As part of the motion, any additional or subsequent modifications would require further review and approval by the Board. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 4-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

1. **Update Regarding the Historic Review Board's FY 2014-15 Budget Request for the Development of Historic Preservation Guidelines:** Planning Director Cronin provided an update regarding the Historic Review Board's budget request, noting that Town Council had not included the request within the final adopted FY 2014-15 budget. Chairman Roman reiterated the need for a set of design guidelines for the Historic District and asked fellow Board members to speak to their Council representatives to help secure funding in the future/

There being no further items listed on the agenda, Chairman Roman asked if there were any additional comments or questions from the Board. Mr. Heemsoth questioned whether the banner above the previous Painted Parrot storefront could now be removed since the Painted Parrot was no longer located there. Planning Director Cronin stated that he would contact the property owner. Mr. Couchenour noted the presence of a large number of pigeons and associated feces on Main Street. Planning Director Cronin noted that he would speak to the town's Code Enforcement Officer to determine whether any contributing property maintenance issues could be addressed so as to remove the roosting locations for pigeons in the downtown area. He added that there are certain design elements that could discourage pigeons congregating in certain places along Main Street, should a set of design guidelines be put into place in the future.

There being no further business, the meeting was adjourned at 6:11 pm.

Respectfully submitted,

Chris Pettit  
Planning Department